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Quitclaim Deed

2004022000309 Bk:22414 Pg:390
02/20/2004 11:10:00 DEED Pg 1/3

I, William Gateman, Trustee of the 200 Union Street Realty Trust, u/d/t dated December 18, 1996, and recorded with the Essex South Registry of Deeds in Book 13905, Page 472, for consideration of Three Hundred Thousand (\$300,000.00) Dollars and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, assign, convey and deliver to **Georto, Inc.**, (hereinafter referred to as Grantee), 3965 Leafy Way, Coconut Grove, FL 33133 with quitclaim covenants:

A certain parcel of land with all the buildings and structures located thereon together with all rights and benefits appurtenant thereto situated on Union and Ellis Streets in Lynn, Essex County, Massachusetts, bounded and described as follows:

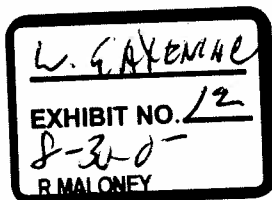
See Exhibit "A" attached hereto.

This conveyance is subject to a permanent 24 inch footing easement for construction and maintenance and repair along the entire northeast border of the above-mentioned parcel to have and to hold said easement into Family Dollar Stores of Massachusetts, Inc., its successors and assigns, forever. See Deed dated January 28, 2003, and recorded in the Essex County Registry of Deeds in Book 20090, Page 489.

This conveyance is made subject to easements, restrictions and reservations of record, zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, to the extent that the same are now in force and applicable.

Grantee is entitled to use, maintain, repair and replace the storm drain located on the adjacent lot described as Lot #2 on the Plan identified in Exhibit "A" attached hereto.

Grantee agrees that Grantee and any entity controlled by Grantee or any partner or principal of Grantee shall not lease (or permit the leasing or subleasing of) or sell any space on other property owned or controlled by Grantee or any partner or principal of Grantee within one thousand feet of the property described on Exhibit "A" hereto to any discount store operated by or under the name of McCrory's, Fred's, Bill's Dollar, Dollar Tree, Wal-Mart, K-Mart, Ames, Duckwall-Alco, Greenbacks, Pamida, ValueCity, Dolgencorp or Dollar General, Bonus Dollar Stores, or any entity controlled by, affiliated with or related to any of them, or any store operated by Variety Wholesalers, including but not limited to Maxway, Roses, Super 10, ValuMart, Pope's and Bargaintown.



02/20/04 11:14AM
000000 #3578
SALEM
DEEDS REG 10
ESSEX SOUTH

02/20/04 11:14AM
000000 #3578

FEE \$1368.00

CASH \$1368.00

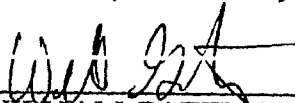
Quitclaim Deed
William Gateman, Trustee to Georto, Inc.
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This provision is not intended to prohibit Grantee from leasing or selling space to a drugstore, toy store, hobby store, sporting goods store, card and gift store, hardware store, home improvement store, auto supply store, electronics store, office supply store or any other store selling a single category of merchandise even though the category may be a broad one such as toys or hardware.

For my title see Deed dated February 28, 2001, from River of Life Miracle Ministries to me, which Deed is recorded with the Essex South Registry of Deeds in Book 18726, Page 108.

WITNESS my hand and seal this 8 day of February, 2004.

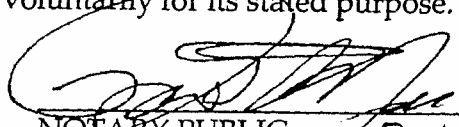


WILLIAM GATEMAN, Trustee
200 Union Street Realty Trust

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

On this 8th day of February, 2004, before me, the undersigned notary public, personally appeared William Gateman, proved to me through satisfactory evidence of identification, which was his License (ma), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



NOTARY PUBLIC
My commission expires: 6-12-2009

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EXHIBIT A

All that certain lot or parcel of ground situated in Lynn, Essex County, Commonwealth of Massachusetts and described as follows:

"Lot 1" shown on a certain Plan of Land entitled "200 Union Street Realty Trust, Lynn, MA" dated January 13, 2004, prepared by Griffin Engineering Group, LLC, P.O. Box 7061, 100 Cummings Center, Suite 222G, Beverly, MA 01915, and recorded with the Essex Southern District Registry of Deeds in Plan Book 373, Plan 93.